

## RENTAL MARKET REPORT

Trois-Rivières CMA



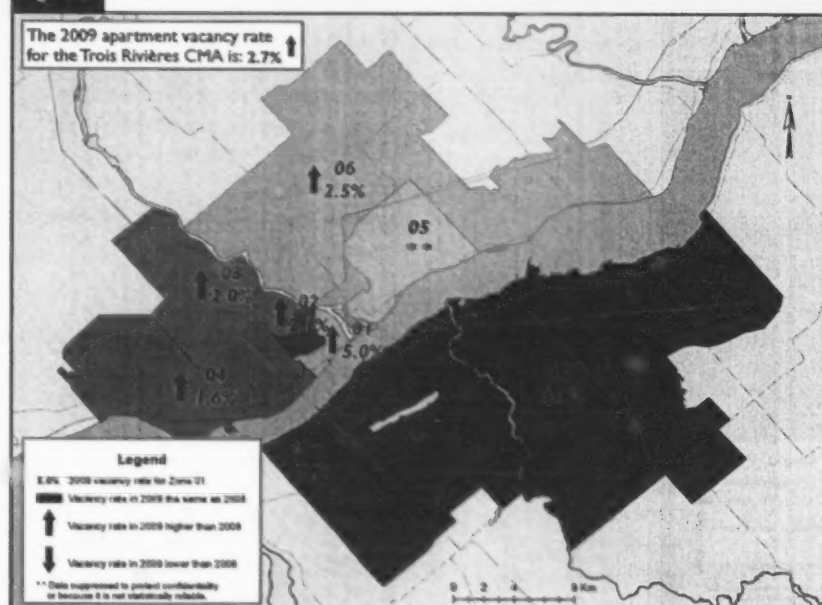
CANADA MORTGAGE AND HOUSING CORPORATION

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## Highlights

- The rental market eased in the Trois-Rivières census metropolitan area (CMA), as the vacancy rate there reached 2.7 per cent this past fall, compared to 1.7 per cent in October 2008.
- While the vacancy rates rose in all sectors of the CMA, market conditions were mixed. In fact, the rates varied between 1.6 per cent (Trois-Rivières-Ouest) and 9.1 per cent (Bécancour).
- Between October 2008 and October 2009, the estimated change in the average rent of apartments in existing structures was 2.0 per cent.

Figure 1



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## Notice to readers

Since 2008, rental apartment structures serving senior clients exclusively have been excluded from the survey. For more information, see the Technical Notes section at the end of the report.

## Rental market eases in Trois-Rivières

The rental market eased in the Trois-Rivières CMA this year. According to the results of the Rental Market Survey conducted in October by Canada Mortgage and Housing Corporation (CMHC), the proportion of unoccupied units reached 2.7 per cent, compared to 1.7 per cent in the fall of 2008. In so doing, the vacancy rate surpassed the 2-per-cent mark for the first time since 2002. This increase, the third in as many years and the largest, reflects a certain easing of the market. In fact, since 2003, rental market conditions had been particularly tight in the Trois-Rivières area, with the proportion of vacant units hovering around 1.5 per cent. It should be noted however

that, despite this increase, the vacancy rate remained relatively low in Trois-Rivières, having stayed below the average for the last 20 years (5 per cent). In the fall of 2009, 435 units were vacant (compared to 273 in October 2008) out of a total stock of 16,276 apartments contained in privately initiated buildings with three or more housing units.

## Many new units and a weaker job market drive up vacancy rate

The low vacancy rates registered in the area for the past several years greatly stimulated rental housing construction. Until now, this additional supply had been just counterbalanced by the strong demand, which was attributable to the dynamic migration. In 2009, however, rental housing construction maintained the same pace, but demand declined slightly. The weaker job market in the Trois-Rivières area therefore removed the upward pressure on rental housing demand. For one thing, the economic

uncertainty that has been looming over Trois-Rivières for several quarters has forced some workers to leave this area for another. At the same time, this economic environment has made the area less attractive in the eyes of job seekers from other areas. Consequently, the supply of housing units exceeded demand, which pushed up the vacancy rate. In addition, financing conditions, which have rarely been so favourable, prompted a few renter households to access homeownership. Given the low mortgage rates, some may even have moved up their decision to buy, which, in turn, vacated a few rental dwellings.

## Elsewhere across the province

In October 2009, stable rental market conditions were noted in four of the six CMAs in the province, as the Québec, Gatineau, Montréal and Saguenay areas did not register any significant change in their vacancy rates compared to October 2008. This past October, the Sherbrooke CMA had the highest vacancy rate in the province (3.9 per cent), followed by Trois-Rivières (2.7 per cent), Montréal (2.5 per cent), Gatineau (2.2 per cent), Saguenay (1.5 per cent) and Québec (0.6 per cent).

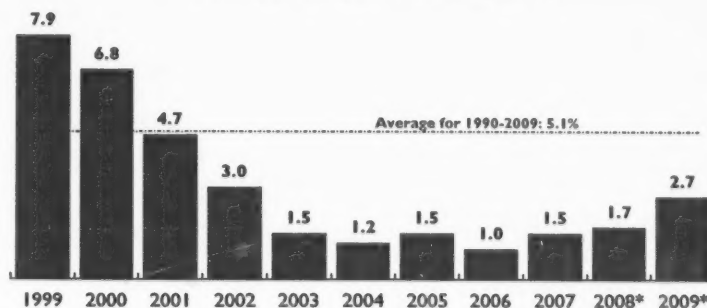
## Downtown and Bécancour: two zones that stand out

While the vacancy rates went up in all sectors of the CMA, Downtown and Bécancour stood out. In fact, these two zones, which had the highest vacancy rates in the CMA, were responsible for the increase in the overall vacancy rate. In October 2009, the proportions of unoccupied units reached 5.0 per cent in the Downtown zone and 9.1 per cent in

Figure 2

### Vacancy Rate Rises Again in Trois-Rivières

Vacancy Rate (%) – Trois-Rivières CMA



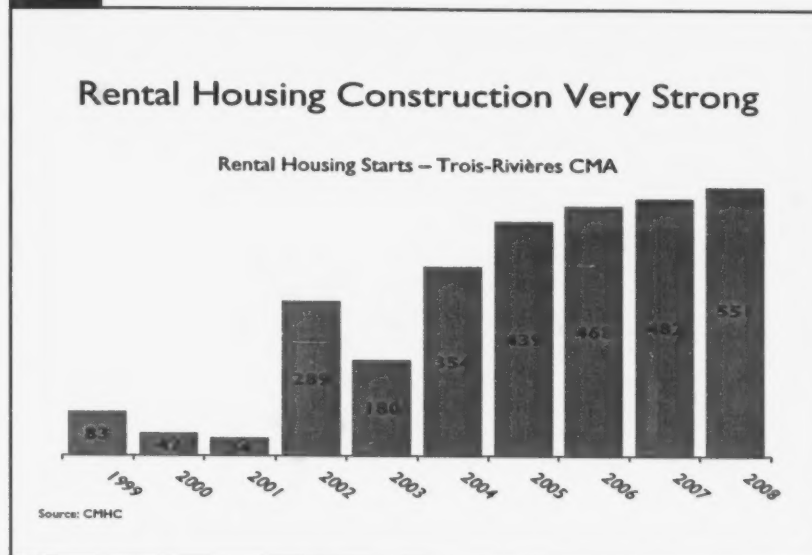
Source: CMHC (October survey)

\* Retirement homes were withdrawn from the universe.

Bécancour. When the market eases, the Downtown zone is quite often the first to see its vacancy rate rise. This is due to the fact that its housing stock is older. It has been noted that, as units are vacated in other sectors of the CMA, tenants leave their Downtown dwellings for these units, which are often newer and more modern. In Bécancour, the market seems to have been experiencing difficulties since the closing of a plant in this zone. However, the upcoming commissioning of the Twin Rivers Technologies oilseed crushing plant and the construction of a complex for the production of polycrystalline silicon for the solar panel industry in the industrial and harbour park should give a boost to this zone and put upward pressure on housing demand there.

Elsewhere in the CMA, the vacancy rates remained relatively low. The proportions of unoccupied units reached 2.5 per cent in Cap-de-la-Madeleine and Saint-Louis-de-France and 2.1 per cent in the Université du Québec à Trois-Rivières sector,

Figure 3



where demand for rental housing stays relatively constant in any given year, thanks to the presence of the university and the Cegep. Lastly, the vacancy rates attained 2.0 per cent in the North sector and 1.6 per cent in Trois-Rivières-Ouest.

### Few larger units unoccupied

Just like in recent years, larger apartments still posted the lowest vacancy rates. In fact, even though the rates rose for units of all types, two-bedroom and three-bedroom apartments had the smallest proportions of unoccupied units (at 1.6 per cent and 2.2 per cent, respectively). Making up 70 per cent of the rental housing universe in the CMA, these units are sought by renters for their versatility, as they offer the possibility for students to reduce their monthly housing costs by sharing accommodations, the possibility to convert one of the rooms into an office and, of course, the possibility for families to live in them without being too cramped. It can therefore be seen that, although many new units of this type arrived on the market during the past year, demand stayed strong for these apartments.

Figure 4



Conversely, the market eased significantly for smaller apartments. Bachelor units had the highest vacancy rate, at 7.3 per cent, followed by one-bedroom apartments (4.3 per cent). Given their smaller size, these dwellings are intended for a more limited renter client group.

### Newer units find takers

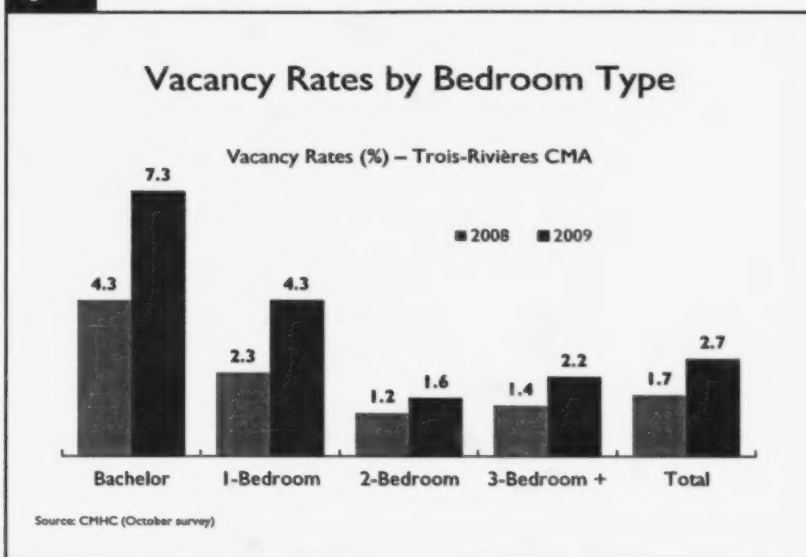
An analysis of the vacancy rates by year of construction of the buildings revealed that the proportion of unoccupied units was lower in the case of newer structures. Given the higher rents in this category, this result suggests that renters do not hesitate to pay more to live in a newer unit. It can be noted that the vacancy rates were higher for apartments contained in structures built before 1975. In fact, the rate was particularly high in the case of apartments built before 1960 (4.4 per cent).

Apartments built from 1990 to 1999 registered the lowest vacancy rate (0.4 per cent), followed by those built in the year 2000 or later (2.0 per cent). These results can be explained by the relatively low rent levels in the CMA. The premium for living in newer apartments (built from 1990 to 1999) was only about \$60 per month (compared to the average rent for units built before 1990). This difference rose to about \$180 for the most recent apartments (built in the year 2000 or later), which command the highest rents in the CMA (average of \$669 per month).

### Rents rise less significantly

The easing of the rental market registered this past fall came with more moderate rent increases. The higher proportion of unoccupied units recorded in the fall therefore eased the upward pressure on rents.

Figure 5

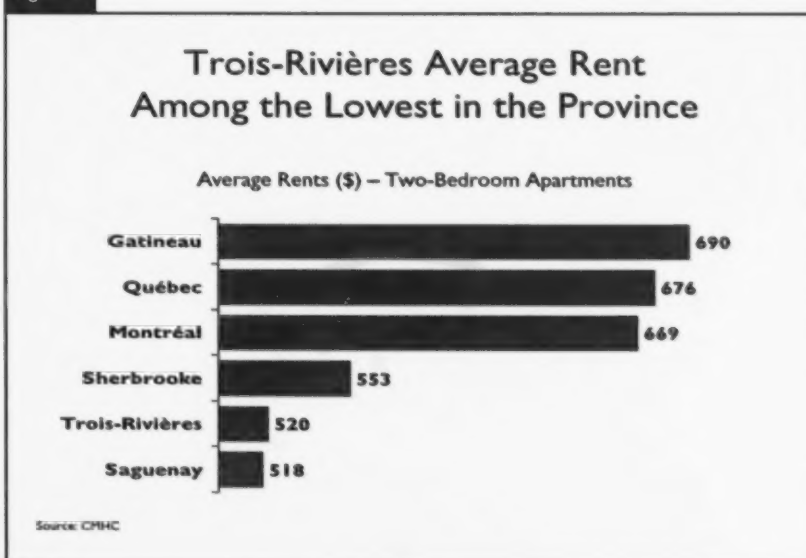


Between October 2008 and October 2009, the estimated change in the average rent of apartments in existing structures was 2.1 per cent. This increase was less pronounced than the hike registered between October 2007 and October 2008, which had attained 3.0 per cent. The use of a fixed sample of existing buildings

excludes the impact of new structures and conversions added to the universe between surveys and therefore provides a better indication of the change in rents charged in existing structures.

It can be noted that the average rent levels vary considerably from one

Figure 6

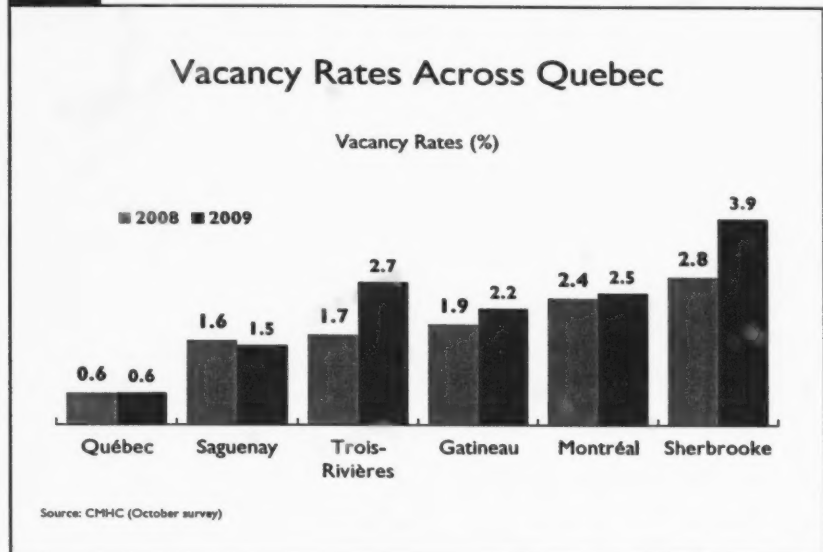




sector to another. In fact, renters had to disburse an average of \$456 for a two-bedroom apartment located in the Downtown zone, while they had to pay \$110 more for such a unit situated in the North sector (where the average rent was \$566). Downtown, where the average age of the dwellings is the highest (60 years), is the most affordable zone in the CMA. At the other end of the spectrum, Trois-Rivières-Ouest and the North sector, which have seen significant rental housing construction in the last five years, not surprisingly had the highest average rents (at \$560 and \$566, respectively). Since the rents for new units are higher, they pushed up the average rent levels in these zones.

In October 2009, the average rents reached \$347 for bachelor apartments and \$426 for one-bedroom units while, for larger dwellings, the averages were \$520 in the case of two-bedroom apartments and \$564 for units with three or more bedrooms.

Figure 7



### Availability rate increases

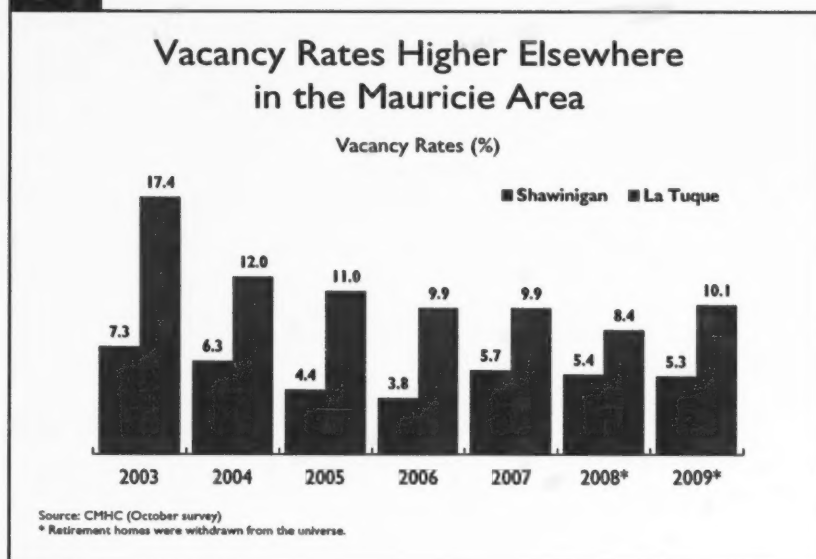
To get a slightly broader idea of the short-term supply of unoccupied units, it is useful to analyze the availability rate. This indicator takes into account not only vacant units but also units

for which the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease. Just like the vacancy rate, the availability rate increased in the Trois-Rivières CMA, reaching 3.0 per cent in October 2009, compared to 2.1 per cent a year earlier. As was the case for the vacancy rates, the Bécancour and Downtown zones had the highest availability rates (at 9.9 per cent and 5.4 per cent, respectively).

### Vacancy rates still higher elsewhere in the Mauricie area

In the Shawinigan and La Tuque census agglomerations, the proportions of unoccupied units remained high. In Shawinigan, the vacancy rate reached 5.3 per cent in October 2009, compared to 5.4 per cent in the same month of 2008. In all, 247 units were vacant out of a total stock of 4,688 units.

Figure 8



In La Tuque, the vacancy rate rose to 10.1 per cent this past October, from 8.4 per cent a year earlier. An important component of the local economy in La Tuque, the manufacturing sector, suffered in recent quarters and saw its exports decline. This eased the pressure on housing demand and therefore caused the vacancy rate to register an increase this past fall in La Tuque.

## **Market to remain stable in 2010**

Rental market conditions will stay stable in the CMA from now until the October 2010 survey. In fact, the anticipated stabilization of the job market in 2010 will stimulate migration, which, in turn, will put more pressure on housing demand. On

the supply side, while rental housing construction is expected to slow down, starts of this type should stay at a historically high level. This supply will therefore be counterbalanced by the greater demand, so the market should remain stable.

## NATIONAL VACANCY RATE INCREASED IN OCTOBER 2009

The average rental apartment vacancy rate in Canada's 35 major centres<sup>1</sup> increased to 2.8 per cent in October 2009 from 2.2 per cent in October 2008. The centres with the highest vacancy rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership options. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver (\$1,169), Calgary (\$1,099), Toronto (\$1,096), and Ottawa (\$1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay (\$518), Trois-Rivières (\$520), and Sherbrooke (\$553).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most

tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Regina (10.2 per cent), Saskatoon (8.3 per cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

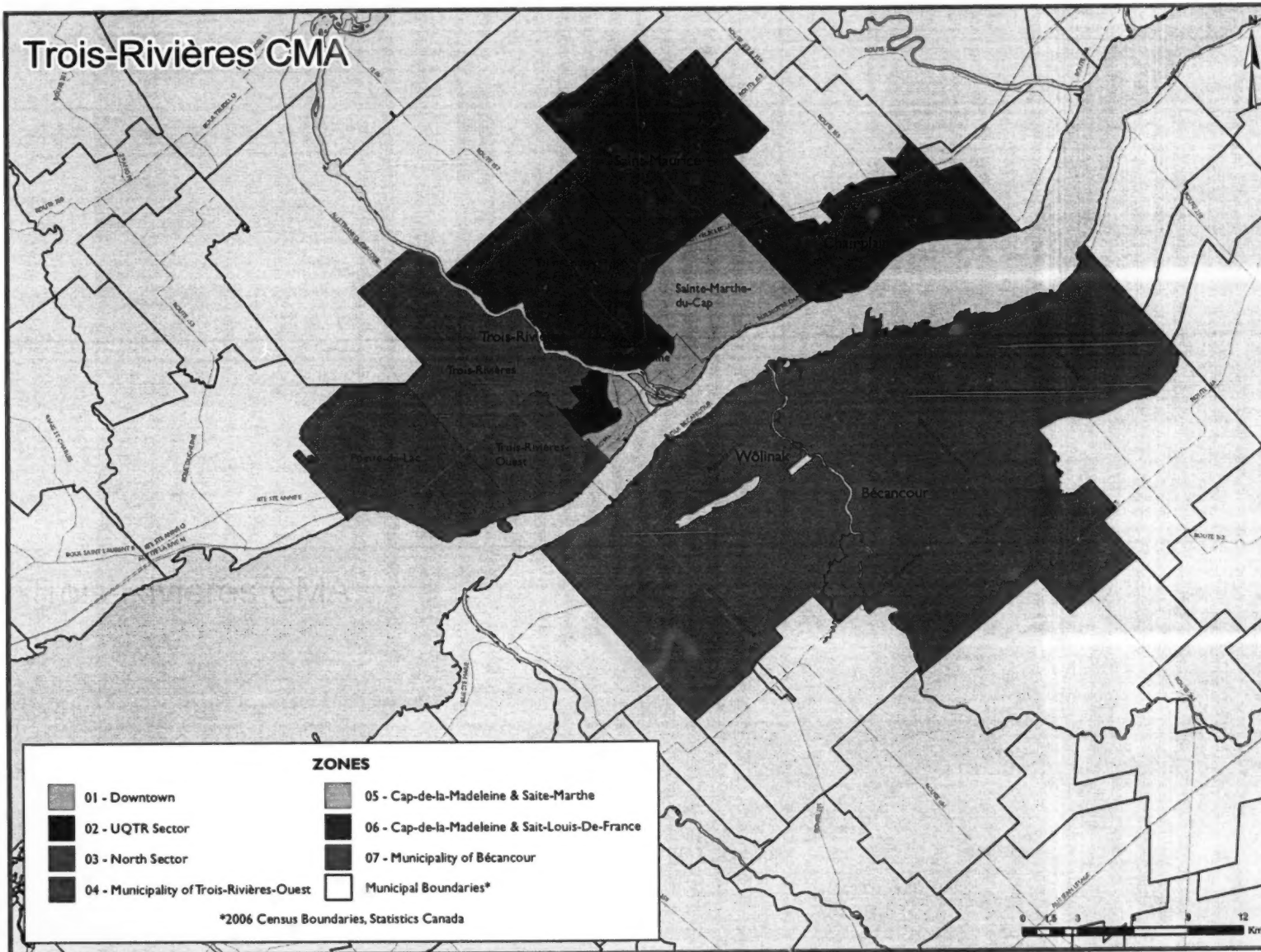
CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,625), Vancouver (\$1,507), Calgary (\$1,293), and Ottawa (\$1,103). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2009.

	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
<b>Total</b>	<b>2.2</b>	<b>2.8</b>

<sup>1</sup> Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown, which is a Census Agglomeration (CA).

# Trois-Rivières CMA





RMS ZONE DESCRIPTIONS - TROIS-RIVIÈRES CMA	
Zone 1	Downtown
Zone 2	UQTR Sector
Zone 3	North Sector
Zones 1-3	City of Trois-Rivières
Zone 4	Municipality of Trois-Rivières-Ouest
Zone 5	Cap-de-la-Madeleine and Ste-Marthe
Zone 6	Cap-de-la-Madeleine and St-Louis-de-France
Zone 5-6	Cap-de-la-Madeleine
Zone 7	Municipality of Bécancour
Zones 1-7	Trois-Rivières CMA

## RENTAL MARKET REPORT TABLES

### Available in ALL Rental Market Reports

#### Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

### Available in SELECTED Rental Market Reports

#### Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

#### Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

#### Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

### Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

#### Rental Condominium Apartment Data \*

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

### Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

#### Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

**1.1.1 Private Apartment Vacancy Rates (%)**  
**by Zone and Bedroom Type**  
**Trois-Rivières CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	7.0 c	**	2.6 c	5.4 d	2.8 c	3.0 d	3.2 d	**	3.2 c	5.0 c
UQTR Sector	0.4 b	**	2.4 b	2.4 b	0.9 a	1.4 a	0.7 b	1.2 a	1.3 a	2.1 b
North Sector	**	0.0 c	1.5 a	4.5 c	1.2 a	1.3 a	1.1 a	0.8 d	1.3 a	2.0 a
Former Trois-Rivières City	3.8 c	**	2.2 b	4.1 b	1.7 b	1.9 b	1.7 c	2.7 c	2.0 a	3.1 b
Trois-Rivières-Ouest	**	**	**	3.1 d	0.7 b	**	0.6 b	0.2 b	1.4 d	1.6 c
Cap-de-la-Mad & Ste-Marthe	**	0.0 d	**	**	0.9 d	0.7 b	1.1 d	0.0 c	1.5 c	**
Cap-de-la-Mad & St-Louis	**	**	0.4 b	4.9 d	0.8 d	**	**	2.1 c	0.9 d	2.5 c
Cap-de-la-Madeleine	**	3.7 d	1.6 c	4.5 d	0.8 a	1.2 a	**	1.7 c	1.2 a	2.1 c
Bécancour	**	36.0 a	1.9 a	15.4 d	3.6 c	2.3 b	12.0 d	16.8 a	5.2 c	9.1 a
Trois-Rivières CMA	4.3 c	7.3 c	2.3 c	4.3 b	1.2 a	1.6 b	1.4 a	2.2 b	1.7 a	2.7 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**1.1.2 Private Apartment Average Rents (\$)**  
**by Zone and Bedroom Type**  
**Trois-Rivières CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	365 a	344 a	402 a	392 a	449 a	456 a	490 b	519 b	436 a	437 a
UQTR Sector	369 a	358 a	448 a	459 a	531 a	532 a	637 a	648 a	509 a	513 a
North Sector	337 a	331 a	438 a	455 a	552 a	566 a	575 a	572 a	524 a	532 a
Former Trois-Rivières City	363 a	349 a	428 a	434 a	510 a	518 a	564 a	580 a	488 a	494 a
Trois-Rivières-Ouest	**	378 c	406 a	431 a	537 a	560 a	588 a	589 a	520 a	538 a
Cap-de-la-Mad & Ste-Marthe	329 b	323 b	403 a	413 a	463 a	477 a	463 b	490 b	442 a	456 a
Cap-de-la-Mad & St-Louis	**	339 a	390 b	412 a	489 a	503 a	523 a	531 a	474 a	490 a
Cap-de-la-Madeleine	330 a	332 a	396 a	412 a	472 a	491 a	509 a	523 a	461 a	476 a
Bécancour	**	291 a	353 a	371 a	476 a	525 a	444 a	522 a	437 a	488 a
Trois-Rivières CMA	360 a	347 a	414 a	426 a	505 a	520 a	553 a	564 a	486 a	498 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Trois-Rivières CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown	**	236	48 d	895	38 d	1,235	**	443	140 c	2,809
UQTR Sector	**	269	18 b	779	14 a	1,018	5 a	456	54 b	2,521
North Sector	0 c	77	31 c	688	16 a	1,262	5 d	638	52 a	2,665
Former Trois-Rivières City	**	582	98 b	2,363	67 b	3,515	41 c	1,537	247 b	7,996
Trois-Rivières-Ouest	**	20	21 d	680	**	1,901	1 b	780	55 c	3,381
Cap-de-la-Mad & Ste-Marthe	0 d	37	**	572	8 b	1,079	0 c	202	**	1,890
Cap-de-la-Mad & St-Louis	**	47	26 d	526	**	1,250	17 c	784	65 c	2,607
Cap-de-la-Madeleine	3 d	84	49 d	1,098	28 a	2,329	17 c	986	96 c	4,497
Bécancour	4 a	11	12 d	78	5 b	220	15 a	92	37 a	402
<b>Trois-Rivières CMA</b>	<b>51 c</b>	<b>697</b>	<b>180 b</b>	<b>4,219</b>	<b>130 b</b>	<b>7,965</b>	<b>74 b</b>	<b>3,395</b>	<b>435 a</b>	<b>16,276</b>

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Trois-Rivières CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	7.0 c	**	2.6 c	5.4 d	2.8 c	3.5 d	3.2 d	**	3.2 c	5.4 c
UQTR Sector	1.0 a	**	2.9 c	2.5 b	1.2 a	1.5 c	0.7 b	1.2 a	1.7 b	2.3 b
North Sector	**	0.0 c	1.9 b	4.5 c	2.1 c	1.9 b	1.5 c	1.1 a	1.9 b	2.3 a
Former Trois-Rivières City	4.0 c	**	2.5 b	4.2 b	2.1 b	2.3 b	1.9 c	3.1 d	2.3 a	3.4 b
Trois-Rivières-Ouest	**	**	**	3.1 d	**	**	**	0.2 b	**	1.7 c
Cap-de-la-Mad & Ste-Marthe	**	0.0 d	4.3 d	**	2.2 c	1.6 c	1.1 d	0.0 c	2.7 c	2.2 c
Cap-de-la-Mad & St-Louis	**	**	0.8 d	**	1.0 d	2.4 c	**	2.1 c	1.2 a	3.3 c
Cap-de-la-Madeleine	**	5.1 d	2.4 c	5.4 d	1.5 a	2.0 c	1.2 d	1.7 c	1.8 b	2.8 b
Bécancour	**	36.0 a	1.9 a	16.7 d	3.6 c	2.3 b	12.0 d	19.1 a	5.2 c	9.9 a
<b>Trois-Rivières CMA</b>	<b>4.5 c</b>	<b>7.5 c</b>	<b>2.7 b</b>	<b>4.6 b</b>	<b>1.7 b</b>	<b>2.1 b</b>	<b>2.0 c</b>	<b>2.5 b</b>	<b>2.1 a</b>	<b>3.0 b</b>

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details



### 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Trois-Rivières CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
	to	to	to	to	to	to	to	to	to	to
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	**	++	2.8 c	++	8.6 b	**	7.6 c	++	5.3 b	3.2 d
UQTR Sector	**	++	++	4.2 d	++	2.0 c	**	1.5 a	++	2.6 b
North Sector	**	**	1.3 d	2.5 a	3.7 c	++	2.1 c	1.9 c	4.2 d	1.7 b
Former Trois-Rivières City	1.1 d	++	**	3.6 c	4.1 b	2.0 c	2.1 b	1.7 b	3.3 c	2.5 b
Trois-Rivières-Ouest	**	**	**	2.7 c	2.6 c	2.4 c	6.0 c	++	3.6 c	1.6 c
Cap-de-la-Mad & Ste-Marthe	**	**	++	2.8 c	**	3.4 d	++	++	++	2.5 c
Cap-de-la-Mad & St-Louis	**	**	++	2.5 c	++	++	**	2.2 c	2.8 c	++
Cap-de-la-Madeleine	**	**	**	2.7 c	**	2.2 c	++	++	2.2 c	1.6 c
Bécancour	**	3.0 a	1.6 c	**	**	++	**	3.9 b	2.8 c	1.3 a
<b>Trois-Rivières CMA</b>	<b>3.6 d</b>	<b>++</b>	<b>1.6 c</b>	<b>3.3 c</b>	<b>3.0 b</b>	<b>2.1 b</b>	<b>2.8 b</b>	<b>1.4 a</b>	<b>3.0 b</b>	<b>2.1 b</b>

<sup>1</sup>The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Trois-Rivières CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
<b>Trois-Rivières CMA</b>										
Pre 1960	**	**	2.1 c	5.3 d	2.5 c	2.7 c	2.7 c	**	2.8 b	4.4 c
1960 - 1974	1.7 c	3.1 d	1.1 a	5.2 d	0.4 a	1.4 a	0.6 a	1.9 c	0.8 a	2.8 b
1975 - 1989	3.3 d	**	4.2 d	4.5 b	1.2 a	1.5 c	1.4 a	1.3 a	2.1 b	2.5 b
1990 - 1999	**	**	0.0 c	**	**	0.2 b	**	0.0 c	0.9 d	0.4 b
2000+	**	**	0.0 c	0.3 b	0.6 b	2.0 c	0.0 c	**	0.5 b	2.0 c
Total	4.3 c	7.3 c	2.3 c	4.3 b	1.2 a	1.6 b	1.4 a	2.2 b	1.7 a	2.7 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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### 1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Trois-Rivières CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
<b>Trois-Rivières CMA</b>										
Pre 1960	357 b	332 a	364 a	368 a	414 a	428 a	466 b	499 b	409 a	418 a
1960 - 1974	364 a	345 a	420 a	416 a	491 a	486 a	588 a	556 a	484 a	473 a
1975 - 1989	363 a	355 a	422 a	438 a	486 a	496 a	553 a	553 a	482 a	488 a
1990 - 1999	**	**	429 a	456 a	555 a	562 a	589 a	596 a	526 a	544 a
2000+	**	**	502 a	530 a	671 a	688 a	721 c	756 a	645 a	669 a
Total	360 a	347 a	414 a	426 a	505 a	520 a	553 a	564 a	486 a	498 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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### 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Trois-Rivières CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
<b>Trois-Rivières CMA</b>										
3 to 5 Units	**	**	0.6 b	3.5 d	0.7 b	1.6 c	**	0.9 d	1.0 a	2.0 c
6 to 19 Units	5.1 d	**	2.9 c	4.6 c	1.5 c	1.7 c	1.4 a	2.7 c	2.0 b	3.0 a
20 to 49 Units	4.0 a	5.7 c	2.0 a	4.9 a	1.0 a	1.6 a	1.2 a	2.1 a	1.6 a	3.1 a
50 to 99 Units	**	**	**	**	**	**	**	**	**	**
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	4.3 c	7.3 c	2.3 c	4.3 b	1.2 a	1.6 b	1.4 a	2.2 b	1.7 a	2.7 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

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### 1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Trois-Rivières CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
<b>Trois-Rivières CMA</b>										
3 to 5 Units	358 b	321 a	370 a	386 a	533 a	559 a	552 a	554 a	500 a	518 a
6 to 19 Units	341 a	334 a	398 a	415 a	474 a	488 a	528 a	545 a	463 a	477 a
20 to 49 Units	348 a	359 a	457 a	470 a	526 a	541 a	619 a	630 a	504 a	516 a
50 to 99 Units	**	**	**	**	**	**	**	**	**	**
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	360 a	347 a	414 a	426 a	505 a	520 a	553 a	564 a	486 a	498 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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### 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Trois-Rivières CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Downtown	2.3 c	3.7 d	3.9 c	6.0 c	5.6 a	6.5 a	n/u	n/u	**	n/u
UQTR Sector	**	0.0 c	1.0 a	2.6 c	1.3 a	2.5 a	**	**	**	**
North Sector	0.4 b	2.8 c	1.5 a	0.8 a	1.1 a	3.3 a	**	**	n/u	n/u
Former Trois-Rivières City	1.0 c	3.1 d	2.1 b	3.2 c	1.7 a	3.4 a	**	**	**	**
Trois-Rivières-Ouest	0.2 b	**	**	**	0.4 a	1.9 a	n/u	n/u	n/u	n/u
Cap-de-la-Mad & Ste-Marthe	0.0 c	0.6 b	2.6 c	**	1.4 a	0.7 a	**	**	n/u	n/u
Cap-de-la-Mad & St-Louis	0.0 c	**	0.9 d	2.7 c	3.8 a	4.7 b	n/u	n/u	n/u	n/u
Cap-de-la-Madeleine	0.0 c	0.7 b	1.5 a	2.6 c	2.6 a	2.6 a	**	**	n/u	n/u
Bécancour	1.9 c	0.8 a	6.7 a	13.0 a	n/u	n/u	n/u	n/u	n/u	n/u
<b>Trois-Rivières CMA</b>	<b>1.0 a</b>	<b>2.0 c</b>	<b>2.0 b</b>	<b>3.0 a</b>	<b>1.6 a</b>	<b>3.1 a</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>**</b>

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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### 1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Trois-Rivières CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
<b>Trois-Rivières CMA</b>										
LT \$300	n/s	**	**	0.0 d	**	**	n/s	**	**	**
\$300 - \$399	3.4 d	**	3.3 d	6.0 d	3.2 d	3.4 d	**	0.0 d	3.2 d	5.7 c
\$400 - \$499	**	6.9 b	1.9 c	4.3 b	1.1 a	1.5 c	3.1 d	4.0 d	1.6 b	2.8 a
\$500 - \$599	**	**	1.1 a	0.2 a	0.8 d	1.7 c	1.1 d	1.8 c	0.9 a	1.5 c
\$600 - \$699	n/s	n/s	3.0 a	2.6 a	0.6 a	1.0 a	0.4 b	1.7 c	0.7 a	1.4 a
\$700+	n/s	n/s	**	n/s	0.9 a	**	1.0 a	1.3 d	0.9 a	2.3 c
<b>Total</b>	<b>4.3 c</b>	<b>7.3 c</b>	<b>2.3 c</b>	<b>4.3 b</b>	<b>1.2 a</b>	<b>1.6 b</b>	<b>1.4 a</b>	<b>2.2 b</b>	<b>1.7 a</b>	<b>2.7 a</b>

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details



## TECHNICAL NOTE:

*Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):*

**Percentage Change of Average Rents (New and Existing Structures):** The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 2008 vs. \$550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

**Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):** This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

## DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Definitions of Census Areas referred to in this publication are as follows:**

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

### Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

### Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

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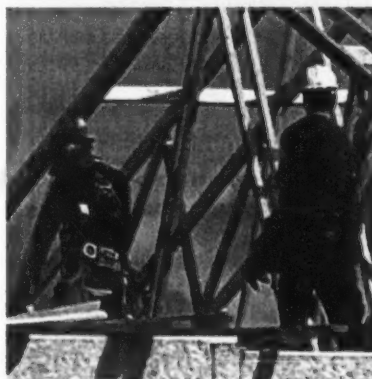
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